

June 20, 2006 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06SN0273

Laverne C. Cole

Bermuda Magisterial District
5100 Ecoff Avenue

REQUEST: Conditional Use to permit a child care center in an Agricultural (A) District.

PROPOSED LAND USE:

A child care center is planned.

RECOMMENDATION

Recommend denial for the following reasons:

While the proposed use is representative of and compatible with existing area development consisting of public/semi-public uses, the proposed land use does not conform to the Chester Plan which suggests the property is appropriate for residential use of 2.5 dwellings per acre or less.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER(S) MAY PROFFER CONDITIONS.)

PROFFERED CONDITIONS

The Owners-Applicants in this zoning case, pursuant to Section 15.2-2298 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Chesterfield County, for themselves and their successors or assigns, proffer that the development of the property known as Chesterfield County Tax ID 785-656-0821-00000 (the "Property") under consideration will be developed according to the following conditions if, and only if, the request for a conditional use to build and operate a child care center is granted. In the event the request is denied or approved with conditions not agreed to

by the Owners-Applicants, these proffers and conditions shall be immediately null and void and of no further force or effect.

1. The public wastewater system shall be used. (U)

2. Transportation.

Direct vehicular access from the property to Ecoff Avenue shall be limited to one (1) entrance/exit. The exact location of this access shall be approved by the Transportation Department.

To provide an adequate roadway system, the developer shall provide the following road improvements with initial development of the property:

- (a) Construction of additional pavement along Ecoff Avenue at the approved access to provide left and right turn lanes, based on Transportation Department standards.
- (b) Construction of a sidewalk along the north side of Ecoff Avenue for the entire property frontage. The exact design and location of this improvement shall be approved by the Transportation Department.
- (c) Relocation of the ditch along the north side of Ecoff Avenue to provide an adequate shoulder for the entire property frontage
- (d) Dedication to Chesterfield County, free and unrestricted, any additional right-of-way (or easements) required for the improvements identified above.
(T)

3. Except for buffers, development of the property shall conform to the requirements of the Zoning Ordinance for Corporate Office (O-2) Districts in Emerging Growth Areas. (P)

GENERAL INFORMATION

Location:

North line of Ecoff Avenue, west of Ken Drive and better known as 5100 Ecoff Avenue.
Tax ID 785-656-0821.

Existing Zoning:

A

Size:

5.0 acres

Existing Land Use:

Residential

Adjacent Zoning and Land Use:

North, East and West – A; Public/semi-public

South – A and R-TH; Vacant

UTILITIES

Public Water System:

There is an existing twelve (12) inch water line extending along the frontage of this site with Ecoff Avenue. Use of the public water system is required by County Code for any new structure built on this site.

Public Wastewater System:

There is an existing eighteen (18) inch wastewater trunk line extending along Great Branch Creek that crosses Ecoff Avenue, approximately 350 feet east of this site. Use of the public wastewater system is intended. (Proffered Condition 1)

ENVIRONMENTAL

Drainage and Erosion:

This request will have no impact on these facilities.

PUBLIC FACILITIES

Fire Service:

The Chester Fire Station, Company Number 1 and Bensley Bermuda Volunteer Rescue Squad currently provide fire protection and emergency medical service.

This request will have a minimal impact Fire and EMS.

Transportation:

The property (5 acres) is zoned Agricultural (A), and the applicant is requesting Conditional Use to permit a childcare facility. This request will not establish a maximum student enrollment; therefore, it is difficult to anticipate traffic generation. Based on day care trip rates and assuming an enrollment of one hundred (100) students, development could generate approximately 450 average daily trips. These vehicles will be initially distributed along Ecoff Avenue, which had a 2004 traffic count of 2,534 vehicles per day. Sections of Ecoff Avenue have eighteen (18) to nineteen (19) foot wide pavement with no shoulders. The capacity of this road is acceptable (Level of Service C) for the volume of traffic it currently carries.

The applicant has proffered to limit direct vehicular access from the property to Ecoff Avenue to the one (1) entrance/exit (Proffered Condition 2). The Thoroughfare Plan identifies a proposed north/south collector from Iron Bridge Road (Route 10) to Ecoff Avenue. Access to Ecoff Avenue for the property should align this proposed collector. The specific location of the Ecoff Avenue access for the property will be approved at time of site plan review.

The traffic impact of this development must be addressed. The applicant has proffered the customary improvements along Ecoff Avenue such as turn lanes per Transportation Department standards, shoulder improvements and a sidewalk along Ecoff Avenue for the entire property frontage (Proffered Condition 2). Based on the existing traffic condition, if the enrollment exceeds sixty (60) students, the turn lanes along Ecoff Avenue will be required. Constructing these improvements may require the developer to obtain "off-site" right-of-way.

At time of site plan review, specific recommendations will be provided regarding access and internal site circulation.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Chester Plan which suggests the property is appropriate for residential use of 2.5 dwellings per acre or less.

Area Development Trends:

Surrounding properties along the north line of Ecoff Avenue are zoned Agricultural (A) and are occupied by Ecoff Elementary School and Goyne Park. Property to the south line of Ecoff Avenue is zoned Residential Townhouse (R-TH) and is currently under tentative subdivision plan review (Iron Mill Subdivision). It is anticipated that residential development will continue in the immediate area at densities suggested by the Plan.

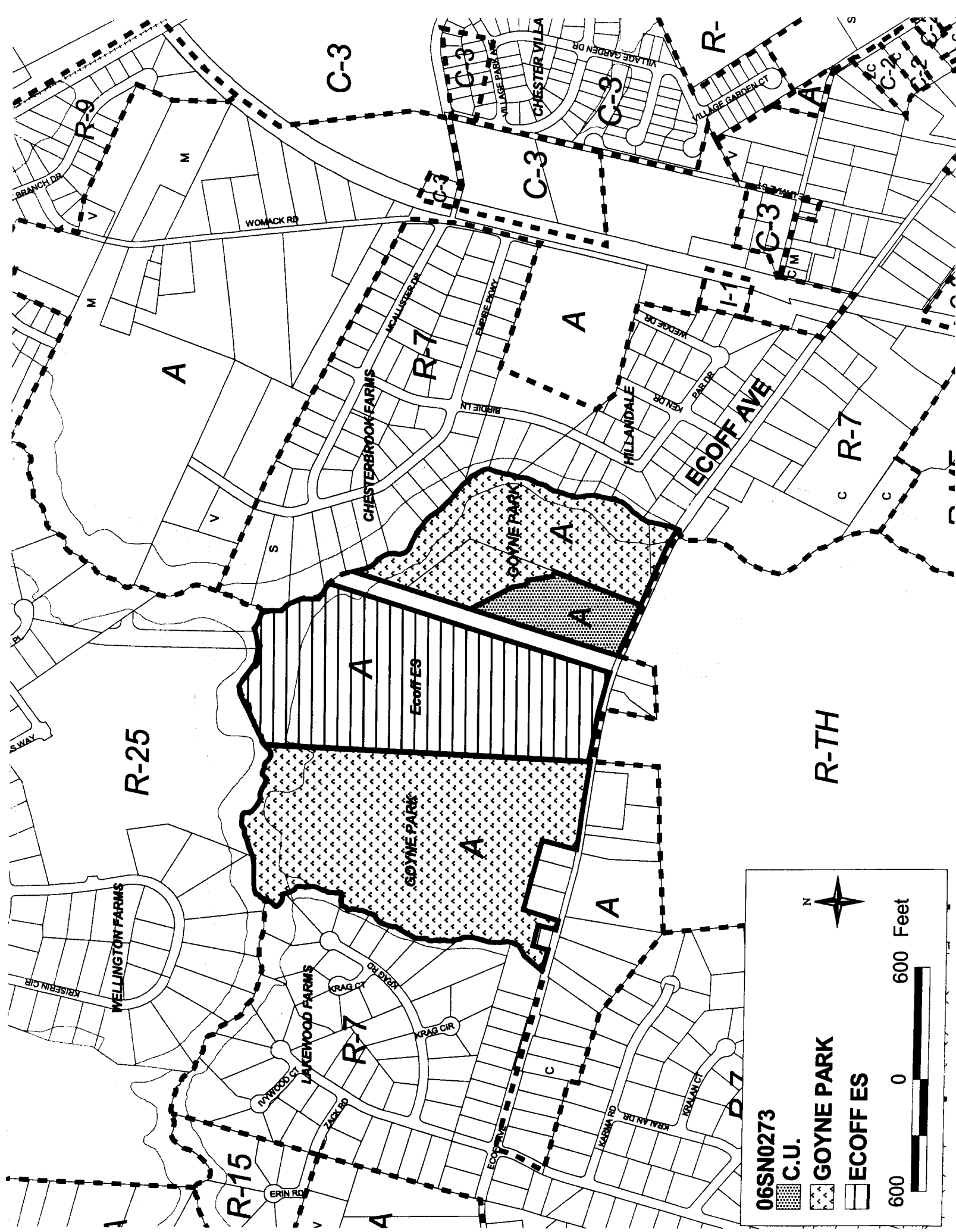
Site Design:

The request property lies within an Emerging Growth District Area. Development standards for this area are applicable only to properties zoned office, commercial or industrial. The applicant has proffered that, with the exception of buffers, development of the property for child care center use will conform to the requirements of the Zoning Ordinance for Emerging Growth District Areas for Corporate Office (O-2) Districts (Proffered Condition 4). Emerging Growth District Area standards address access, parking, landscaping, architectural treatment, setbacks, signs, utilities and screening of dumpster and loading areas. Given that adjacent properties are occupied by public/semi-public uses (park and electric transmission easement), buffers between the proposed child care center and these adjacent uses would not be warranted.

CONCLUSION

The proposed zoning and land uses would be no more intense than uses currently permitted and would conform to the Chester Plan which suggests the property is appropriate for residential use of 2.5 dwellings per acre or less. In addition, the proposed zoning and land uses are representative of, and compatible with, existing and anticipated area development.

Given these considerations, denial of this request is recommended.



06SN0273

C.U.

GOYNE PARK

ECOFFES



600 0 600 Feet